

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**July 7, 2009
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was lead by Scout Troop 366 from Folsom, CA.
3. Roll Call

Commissioner Shirhall, Chairman
Commissioner Sully, Vice Chairman
Commissioner Coleman
Commissioner McKenzie
Commissioner Menth

Others Present:

Sherri Abbas, Development & Building Services Manager
Dara Dungworth, Associate Planner
Candace Johnson, Planning Commission Secretary

About 8 others
4. Minutes – The minutes of June 2, 2009 were approved as submitted.
5. Correspondence - None
6. Citizens Addressing the Commission on Non Agenda Items - None

Scheduled Items:

7. **SUNSET LONETREE PHASE III (LES SCHWAB TIRES)
DESIGN REVIREW, DR-2009-01
CONDITIONAL USE PERMIT, U-2009-01
TENTATIVE PARCEL MAP, DL-2009-02
BORGES ARCHITECTURAL GROUP, INC.**

This application is a request for approval of design review, conditional use permit, and tentative parcel map entitlements to allow the construction of five new buildings and the operation of a light automobile repair shop in the Sunset West Commercial Center, also known as "Sunset Lonetree" – a portion of the Rocklin Corporate Center.

The subject property is generally located 200 feet southwesterly of the intersection of Sunset Boulevard and Lone Tree Boulevard. AP # 017-284-002 & -003.



The property is zoned Planned Development Business Professional/Commercial (PD-BP/C). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin has determined that the Mitigated Negative Declaration approved via City Council Resolution No. 2003-58 for the Rocklin Corporate Center adequately analyzed the potential impacts of development on this site and therefore no additional environmental review is required for this project.

The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to Hazardous Waste.

The applicant is Borges Architectural Group, Inc. The property owner is Eureka Development Company, LLC.

Dara Dungworth presented a request for a continuance.

The Commission had questions for staff regarding the following:

1. Applicant's awareness of scheduled date.

Commissioner Shirhall stated that he would like to hear concerns from staff on the project and hear from the Applicant regarding any concerns that they have and have the Commission provide staff and the applicant with feed back and some direction.

Applicant, Lane Borges, Borges Architecture, addressed the Commission.

The Commission had no questions for the Applicant.

Commissioner Shirhall polled the commission as to whether they would like to provide the Applicant with feedback regarding the project. The Commission was unanimous in agreement to provide feed back to staff and the applicant.

Commissioner Shirhall asked staff to present the staff report and articulate the concerns with the project.

Dara Dungworth presented the staff report. She stated that staff was satisfied with the design of the Les Schwab building; however in previous design for the four other buildings in the project there were tower elements that gave the buildings a variety of articulation that the current design does not provide. She stated that the other issue that had come up was an operational issue that prohibited Les Schwab from performing work in the parking lot on larger and accessory type vehicles such as RV's and trailers.

The Commission had questions for staff regarding the following:

1. Large bays in the original design of Les Schwab currently in Rocklin.
2. The status of the building on corner adjacent to the project site.

Applicant, Lane Borges, addressed the Commission. He stated that the condition regarding work in the parking lot became an issue because Les Schwab did not want to operate outside of what was permitted. He also stated that the design was scaled back due to the current economy. He stated he would be happy to hear the Commission's comments and introduced his project architect Adam O. Lovern.

Applicant's project architect Adam O. Lovern addressed the Commission. He submitted photos of the surrounding buildings for the Commission's consideration.

The Commission had questions for Mr. Lovern regarding the following:

1. The originally proposed Les Schwab design.

The hearing was opened to the public for their comments.

There being none, the hearing was closed.

Commission Deliberation/Discussion:

Commissioner Coleman stated that he agreed with staff and that the lack of articulation of this project would make him inclined to not support the project as presented. He stated that he understood the applicant's point regarding the economic impact on the redesign; however, he stated that these buildings would be standing for a long time so he did not feel that the Commission should necessarily give that as much consideration as the applicant has. He also stated that it is cheaper to build now than it has been in the last few years, so he felt that the applicant should be able to incorporate some articulation into the design.

Commissioner Sully stated that she agreed with Commissioner Coleman that these buildings will be standing for quite a while, regardless of what the economic conditions are at the time they are built. She stated that if it is not economically feasible to embellish all of the buildings, that the applicant could at least embellish the buildings that face the street. She stated that when the applicant comes back she would like to see photos of other Les Schwab projects in different location.

Commissioner McKenzie stated that he shared similar concerns about the project design. His concern is the roofline. He stated that the partially built gas station on the corner has the roof elements that he is looking for. He stated that he felt that the buildings that face the street are fine, but he would like to have the Les Schwab building incorporate more of the elements into it, such as the awnings. He asked whether the signage would be halo lit or internally lit, as this might be conflicting with the rest of the center.

Commissioner Menth stated that he did not feel that this project needed to incorporate every architectural feature of the surrounding centers, however, he would like to see a few incorporated to tie them together.

Commissioner Shirhall thanked the Commissioners for their input and placed emphasis on the design of the buildings that face the street. He stated that he would like the applicant to find a way to balance incorporating elements from the surrounding centers, while being economically feasible. He stated that he was concerned with what the false parapet would look like on the back and that might be a good place for a tower element. He suggested that the applicant work with Les Schwab on the issue of work in the parking lot, as he is wary of setting a precedent.

On a motion by Commissioner Menth and seconded by Commissioner Sully, the project was continued off calendar by the following vote:

Roll Call Vote:

AYES: Commissioner Menth, Sully, Coleman, McKenzie and Shirhall
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

8. Reports and Discussion Items from Planning Commissioners

- a. Planning Commission findings.
- b. Planning Commission voting procedures.
- c. Cancellation of the Rocklin Jubilee.
- d. Trucks parked on Midas Avenue.

9. Reports from City Staff

- a. America's Tire Store denial by Planning Commission had been appealed to the City Council.

10. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,



Candace Johnson
Planning Commission Secretary